| 003.0 | 0004 | 0024.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,073,100 | / | 1,073,100 |
| USE VALUE: | 1,073,100 | / | 1,073,100 |
| ASSESSED: | 1,073,100 | / | 1,073,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 30 | -32 | MILTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VALITES MATTHEW & |
| Owner 2: | SULLIVAN CAROLYN |
| Owner 3: | |
| Street 1: | 32 MILTON STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ORFANOS STEVEN - |
| Owner 2: | - |
| Street 1: | 22 MOCCASIN PATH |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,228 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 3187 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4228.000 | 635,600 | | 437,500 | 1,073,100 |
| Total Card | 0.097 | 635,600 | | 437,500 | 1,073,100 |
| Total Parcel | 0.097 | 635,600 | | 437,500 | 1,073,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.76 | /Parcel: 336.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 3212 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/30/17 |

!320!

## PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0024.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 636,000 | 0 | 4,228. | 437,500 | 1,073,500 | 1,073,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 462,800 | 0 | 4,228. | 464,800 | 927,600 | 927,600 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 367,500 | 0 | 4,228. | 339,000 | 706,500 | 706,500 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 432,000 | 0 | 4,228. | 295,300 | 727,300 | 727,300 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 403,300 | 0 | 4,228. | 251,500 | 654,800 | 654,800 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 362,300 | 0 | 4,228. | 246,100 | 608,400 | 608,400 | Year End Roll | 12/11/2014 |
| 2014 | 105 | FV | 362,300 | 0 | 4,228. | 202,300 | 564,600 | 564,600 | Year End Roll | 12/16/2013 |
| 2013 | 105 | FV | 375,900 | 0 | 4,228. | 192,500 | 568,400 | 568,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 16:08:17 |

## LAST REV

| Date | Time |
|---|---|
| 03/12/20 | 18:31:27 |
| danam | |
| 320 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ORFANOS STEVEN, | 1470-54 | | 4/30/2015 | | 855,000 | No | No | | |
| VILLONE MICHAEL | 1207-109 | | 7/2/1999 | | 309,000 | No | No | | |
| | PR475-574 | | 2/5/1999 | Convenience | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 3212 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/22/2020 | 149 | Heat App | 8,670 | C | | | | |
| 7/10/2019 | 1038 | Porch | 24,500 | C | | | | |
| 1/18/2019 | 68 | Insulate | 1,110 | C | | | | |
| 10/3/2017 | 1298 | Heat App | 16,000 | C | | | | |
| 9/13/2017 | 1193 | Inter Fi | 65,000 | C | | | | |
| 6/16/2017 | 704 | Inter-De | 5,000 | C | | | | |
| 5/23/2016 | 648 | Redo Kit | 4,500 | | | | | kITCH CABS |
| 9/21/1999 | 647 | Alterati | 10,000 | | | | | DORMER/REROOF |
| 6/19/1995 | 341 | Manual | 1,650 | | | | | REPAIR PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/30/2017 | Inspected | HS | Hanne S |
| 9/8/2017 | MEAS&NOTICE | HS | Hanne S |
| 6/29/2016 | Sales Review | PT | Paul T |
| 5/19/2009 | Measured | 189 | PATRIOT |
| 8/3/2001 | Permit Visit | PM | Peter M |
| 6/13/2000 | MLS | | |
| 9/20/1999 | Mailer Sent | | |
| 9/20/1999 | Measured | 267 | PATRIOT |
| 8/27/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4228 | | Sq. Ft. | Site | | 0 | 80. | 1.29 | 1 | | | | | | | | | 437,473 | | | | | | 437,500 | |

Total AC/HA: 0.09706 | Total SF/SM: 4228 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 437,473 | Spl Credit | Total: 437,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1913 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | 1 | Rating: | Very Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.97951508 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 163.188 |
| Other Features: | 117117 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 712571 |
| Depreciation: | 76958 |
| Depreciated Total: | 635613 |

## COMMENTS

RENOV IN PROGRESS RECHK COND 2001.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 3 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 15 | BRs: | 6 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 3 | 5 | 2 | |
| Totals | | | |
| 3 | 15 | 6 | |

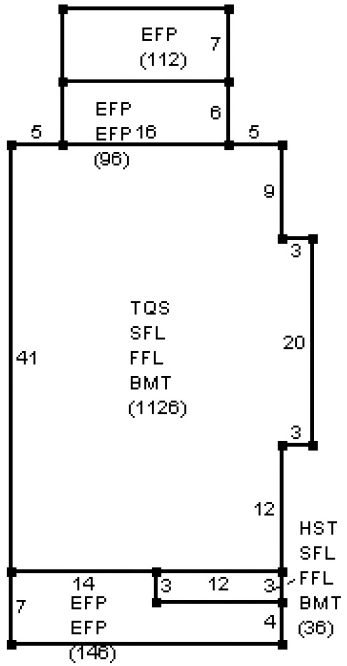
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 163.19 |
| Special Features: | 0 | Val/Su Net: | 128.53 |
| Final Total: | 635600 | Val/Su SzAd | 199.47 |

## SKETCH




9

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,162 | 48.960 | 56,887 |
| FFL | First Floor | 1,162 | 163.190 | 189,624 |
| SFL | Second Floor | 1,162 | 163.190 | 189,624 |
| TQS | 3/4 Story | 845 | 163.190 | 137,812 |
| EFP | Enclos Porch | 596 | 31.160 | 18,570 |
| HST | Half Story | 18 | 163.190 | 2,937 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,945 | | | Total: | 595,454 |
| Size Ad | 3186.5 | Gross Are | 5244 | FinArea | 3187 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

003.0-0004-0024.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|